

1 therein, duly commissioned DEED. also, personally appeared
 2 Robert Lee Bettner and Lucy Elisa Bettner, his wife, per-
 3 sonally known FOR A VALUABLE CONSIDERATION, Robert Lee Bettner
 4 and Lucy Elisa Bettner, his wife, do hereby grant to the City
 5 of Riverside, a municipal corporation of the State of Cali-
 6 fornia, all that certain real property situate in the City
 7 of Riverside, State of California, described as follows:

8 A portion of Lot 15 of the Subdivision of Blocks
 9 "E" and "F" of Arlington Heights as shown by map
 10 recorded in Book 2 of Maps, page 12, records of
 11 Riverside County, California, more particularly
 12 described as follows:

13 Commencing at the intersection of the southerly
 14 line of said Lot 15 and the southeasterly line of
 15 the Gage Canal Right of Way, said point being the
 16 point of beginning of the parcel of land to be
 17 described; thence northeasterly along the south-
 18 easterly line at the Gage Canal Right of Way to
 19 the northerly line of said Lot 15; thence easter-
 20 ly along the northerly line of said Lot 15 to a
 21 point 20', measured at right angles, southeasterly
 22 from the southeasterly line of the Gage Canal Right
 23 of Way; thence southwesterly on a line 20', mea-
 24 sured at right angles, southeasterly from and
 25 parallel with the southeasterly line of the Gage
 26 Canal Right of Way a distance of 746.48' to a
 27 point; thence on a line bearing South 31°47' West
 28 to the southerly line of said Lot 15; thence
 29 Westerly along the southerly line of said Lot 15
 30 to the point of beginning. Said parcel of land
 31 herein described being more particularly delineated
 32 and set out on that certain map hereto attached and
 made a part of this deed.

IN WITNESS WHEREOF, we have hereunto set our
 hands this 12th day of September, 1932.

Robert Lee Bettner

Lucy Elisa Bettner

State of California)
 (ss:
 County of Riverside)

On this 12th day of September, 1932, before
 me, Emerson L. Holt , a Notary Public in and for
 said County of Riverside, State of California, residing

FROM OFFICE OF
 EUGENE BEST
 CITY ATTORNEY
 RIVERSIDE, CALIFORNIA

1150

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at my office in Riverside, in the said County the day and year in this certificate first above written.

Emerson L. Holt

CITY ATTORNEY, OF THE
CITY OF RIVERSIDE, CALIF.

Notary Public in and for the
County of Riverside, State of
California.

[illegible]

... and the same is the case for the other side.

IT IS ORDERED HEREBY that a copy of this resolution be obtained and that same be recorded in the office of the County Recorder of Riverside County, California, and a copy be filed in the office of the City Engineer of said City of Riverside.

I, J. Robert Little, Clerk of said City, do hereby certify that the foregoing resolution was duly and regularly introduced and adopted by the Council of said City at its meeting held on the 13th day of September, 1934, to

EB:MP

1947 - Louis Ellen Barker, Barker and Taylor, Bremer, Gurnea, Harbo, and Karpis.

2.
P.A.I.

2 THESE AND THE UNDERSIGNED TO BE AND FOR THE EXECUTION OF
4 THESE DEEDS ARE UNDERSIGNED TO AND WHO ARE FOR THE CITY
3 COUNCIL KNOWN TO ME TO BE THE PERSONS UNDERSIGNED TO AND
8 ROBERT LEE BETTNER AND LUCY ELISA BETTNER HIS WIFE BEL-
1 CHIEF OF THE CITY COMMISSIONERS AND ZONING DEPARTMENT

1 RESOLUTION NO. 1907 (NEW SERIES)

2 RESOLUTION OF THE COUNCIL OF THE CITY OF RIVERSIDE
3 ACCEPTING A DEED.

4 ***

5 RESOLVED; by the Council of the City of Riverside, California,
6 that deed dated September 12, 1932, executed by ROBERT LEE BETTNER and
7 LUCY ELISA BETTNER, his wife, to the CITY OF RIVERSIDE, a municipal cor-
8 poration, of the County of Riverside, State of California, for the follow-
9 ing described premises situated in the City of Riverside, County of River-
10 side, State of California, and more particularly described as follows,
11 to-wit:

12 A portion of Lot 15 of the Subdivision of Blocks "E" and "F"
13 of Arlington Heights as shown by map recorded in Book 2 of Maps, page 12,
14 records of Riverside County, California, more particularly described as
15 follows:

16 Commencing at the intersection of the southerly line of said
17 Lot 15 and the southeasterly line of the Gage Canal Right of Way, said
18 point being the point of beginning of the parcel of land to be described;
19 thence northeasterly along the southeasterly line at the Gage Canal Right
20 of Way to the northerly line of said Lot 15; thence easterly along the
21 northerly line of said Lot 15 to a point 20', measured at right angles,
22 southeasterly from the southeasterly line of the Gage Canal Right of Way;
23 thence southwesterly on a line 20', measured at right angles, southeasterly
24 from and parallel with the southeasterly line of the Gage Canal Right of
25 Way a distance of 746.43' to a point; thence on a line bearing South 31°
26 47' West to the southerly line of said Lot 15; thence Westerly along the
27 southerly line of said Lot 15 to the point of beginning. Said parcel of
28 land herein described being more particularly delineated and set out on
29 that certain map attached to and made a part of said deed,

30 be, and the same is hereby, accepted; and

31 BE IT FURTHER RESOLVED; that a copy of this resolution be attached
32 to said deed and that the same be recorded in the office of the County Re-
33 corder of Riverside County, California, and thereafter filed in the office
34 of the City Engineer of said City of Riverside.

35 I, G. Albert Mills, the duly elected, qualified and acting City
36 Clerk of the City of Riverside, California, hereby certify that the fore-
37 going resolution was duly and regularly introduced and adopted by the Coun-
38 cil of said City at its meeting held on the 13th day of September, 1932, by
39 the following vote:

40 Ayes: Councilmen Redman, Backstrand, Taylor, Lindsley, Pearse,
41 Wells and Lohrli.

RESOLUTION NO. 1000 (SEE SERIES)

Noes: None.

Absent: None.

Robert A. Wells
City Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 13th day of
September, 1932.

Joseph B. Long
Mayor of the City of Riverside.

D E E D

Robert L. Bettner
et ux,

to

City of Riverside,
a municipal corp.

Dated: September 12, 1932.

871

1031

Handwritten signature/initials

RECEIVED FOR RECORD

OCT 21 1932

at 30 West 10th St. Q. 11.11

City Clerk

Copied in Book No. 90

Official Records, Vol. 460

Sec. Records of Riverside County,

JACK A. ROSS

Handwritten signature

1932, 31 Nov 11 Map.

COMPLETED

W. BURGESS

Book

EUGENE BEST
CITY ATTORNEY

CITY OF RIVERSIDE

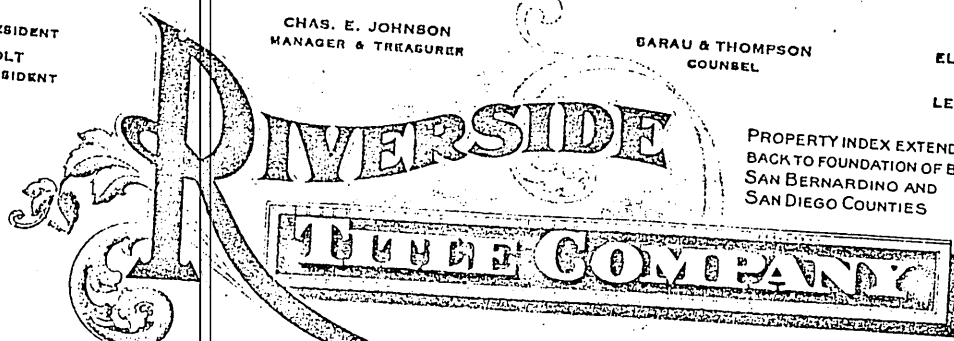
INDEXED
Book 23 Page 1

J. W. COVERT
PRESIDENT
EMERSON L. HOLT
VICE-PRESIDENT

CHAS. E. JOHNSON
MANAGER & TREASURER

GARAU & THOMPSON
COUNSEL

ELIZABETH S. RAINER
SECRETARY
LEONARD WHITE
ESCROW OFFICER



PROPERTY INDEX EXTENDING
BACK TO FOUNDATION OF BOTH
SAN BERNARDINO AND
SAN DIEGO COUNTIES

940 MAIN STREET

RIVERSIDE, CALIFORNIA

AND
TITLE INSURANCE AND TRUST COMPANY
LOS ANGELES, CALIFORNIA

WILLIAM H. ALLEN, JR.
PRESIDENT
STUART O'MELVENY
FIRST VICE-PRESIDENT
O. P. CLARK
SECRETARY

CAPITAL AND SURPLUS
OVER
\$11,000,000.00

No. 76156

33/61

**UNLIMITED CERTIFICATE
AND
GUARANTEE OF TITLE**

Issued for the benefit and protection of

City of Riverside

After careful examination of the official records of the counties of San Bernardino and Riverside, State of California, in relation to the record title to that certain real property hereinafter described, the

RIVERSIDE TITLE COMPANY

a Corporation having its principal place of business in the City of Riverside, State of California
(herein called the Abstract Company)

hereby **Certifies** and the

TITLE INSURANCE AND TRUST COMPANY

a Corporation of Los Angeles, California, (herein called the Insurance Company)

hereby **Guarantees** in a sum not exceeding \$ 250.00

appears from said records, is vested in

that the said title, as

CITY OF RIVERSIDE,

a Municipal Corporation.

Free From All Encumbrances,

Except, 1st:-

County and Municipal Taxes for the fiscal year
1932-33. Vol. 3/192. Assmt. No. 5973. Amount First Installment
including penalty \$8.73, Second Installment \$7.93.

Except, 2nd:-

Buena Vista Improvement Assessment dated April 21, 1931 payable in connection with County and Municipal Taxes over a period of five years from date thereof.

Except, 3rd:-

A Right of Way reserved to the Riverside Water Company and its assigns for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purposes of irrigation and domestic use.

Except, 4th:-

Easements and Rights of Way over and across the land hereinafter described for the purpose of constructing, maintaining, renewing and operating all necessary distributing flumes, pipes, water ways or conduits and connections and such appliances as may be proper to be constructed, maintained or used in connection therewith, and also such rights and reservations as are specified upon the Map of Arlington Heights as recorded in Book 11 pages 20 and 21 of Maps, records of San Bernardino County, California.

Except, 5th:-

Reversion of title upon violation of the conditions and restrictions as contained in Deed from Alex J. Carson and Emma L. Carson, his wife, in favor of Robert Lee Bettner, dated November 28, 1927 and recorded December 12, 1927 in Book 747 page 49 of Deeds, records of Riverside County, California, to which record reference is hereby made for the terms and conditions thereof.

- : D E S C R I P T I O N : -

In the City of Riverside, County of Riverside, State of California, and described as follows:-

All that portion of Lot 15 in Block E of Arlington Heights, as shown by Map on file in Book 2 page 12 of Maps, records of Riverside County, California, particularly described

as follows:-

Beginning at the intersection of the Southerly line of Lot 15 and the Southeasterly line of the Gage Canal Right of Way;

Thence Northeasterly along said Southeasterly line of the Gage Canal Right of Way to the Northerly line of said Lot 15;

Thence Easterly along the Northerly line of said Lot 15 to a point 20 feet measured at right angles Southeasterly from the Southeasterly line of Gage Canal Right of Way;

Thence Southwesterly on a line 20 feet measured at right angles Southeasterly from and parallel with the Southeasterly line of Gage Canal Right of Way, 746.48 feet;

Thence South $31^{\circ} 47'$ West to said Southerly line of Lot 15;

Thence Westerly along said Southerly line of Lot 15 to the point of beginning.

This Certificate and Guarantee are issued upon the following conditions and stipulations:

1. No provision or condition thereof can be waived or changed except by writing endorsed hereon or attached hereto and signed by the President, a Vice-President, the Secretary or an Assistant Secretary of the Abstract Company and of the Insurance Company.

2. The liability of the Abstract Company and of the Insurance Company shall in no case exceed in all the amount stated on the first page hereof and shall in all cases be limited to the actual loss of the persons and the corporations for whose benefit and protection this Certificate and Guarantee are issued, as their respective interests may appear, provided, that each subsequent owner or pledgee of any indebtedness secured by mortgage or deed of trust shown herein, shall be entitled to, and shall have, all the protection, rights and remedies secured to the original owner hereof by the issuance of this Certificate and Guarantee.

3. Any loss shall be payable within thirty days after the amount thereof has been definitely fixed.

4. This Certificate and Guarantee do not include examination of or report on:

- a. Adverse claims or rights not shown by such official records.
- b. Reservations in federal or state patents, existing roads, water rights, water locations, mining claims, records of any local district or city in said county or matters affecting title resulting therefrom.
- c. Taxes or assessments levied by any such district or city, if the land herein described lies within the boundaries of any such district or city other than the city of Riverside.
- d. Proceedings for municipal or district improvements by local assessment unless such assessment has become a record lien.
- e. The validity of any easement, lease, declaration of homestead, attachment, public assessment, tax sale or money judgment mentioned herein.
- f. Action by any government or public agency for the purpose of regulating, restricting or controlling the occupancy or use of the land herein described or any building thereon.
- g. The official records of the counties of San Bernardino or San Diego, subsequent to the date of the formation of Riverside County.

IN TESTIMONY WHEREOF, The ABSTRACT COMPANY has caused this Certificate to be signed by its

President and attested by its Assistant Secretary, under its corporate seal, and countersigned by its Manager and the INSURANCE COMPANY has caused this Guarantee to be signed by its President and attested

by its Assistant Secretary, under its corporate seal this 7th
day of December 1932 at 8:30 o'clock A.M.

RIVERSIDE TITLE COMPANY

By [Signature] President

Attest: Berliah M. Vaught Assistant Secretary

Countersigned Chas. E. Johnson Manager

TITLE INSURANCE AND TRUST COMPANY

By William H. Allen President

Attest: Chas. E. Johnson Assistant Secretary

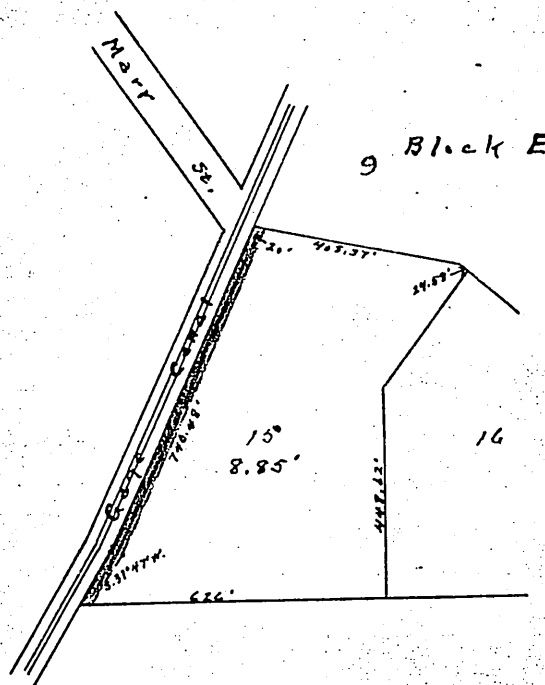
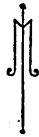


PLAT

Portion of Block "E" Arlington Heights.

MAP BOOK 2 PAGE 12, RIV. CO. CAL.

Scale 400 Ft. = 1 Inch



This plat is furnished for information only. It is compiled from data which we believe to be accurate, but no liability is assumed by this company as to the correctness of such data.

RIVERSIDE TITLE COMPANY

1031

NUMBER
76156

RIVERSIDE TITLE COMPANY

CERTIFICATE OF TITLE

TO

Por. of Lot 15 in
Block E of Arlington
Heights.

City of Riverside,
a Municipal Corporation

W. E. Lee & Co.

GUARANTEED

BY

**THREE INSURANCE
AND
TRUST COMPANY**
LOS ANGELES, CAL.

Capital and Surplus,
OVER
\$10,000,000

940 MAIN STREET

**RIVERSIDE,
CAL.**

CHAS. E. JOHNSON,
MANAGER.

THE

A black and white photograph of a textured surface, possibly a book cover or endpaper. A large, stylized, light-colored letter 'Z' or 'N' is formed by overlapping diagonal lines. The texture is a fine, repeating pattern of small, dark, irregular shapes. The letter is composed of three main strokes: a long diagonal line from top-left to bottom-right, a shorter diagonal line from top-right to bottom-left crossing the first, and a horizontal line connecting them. The overall effect is a high-contrast, graphic design on a tactile background.

$\langle 20^\circ \rangle$

MARY ST.

CANAL

81011

OF

MAY

742.631

145:48)

ME 10-471E

U310-471W

-20-

3.34

20'

PORTION LOT 15

SUBDIVISION OF DEC-347 Maps, Page 12

ND "F", ARLING

HEIGHTS

5107 100% COTTON